

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, August 16, 2021**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **July 19, 2021**  
[July 19, 2021](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**2**

**CONSENT - ITEMS FOR DEFERRAL**

**9, 10, 11, 21**

**CONSENT - ITEMS FOR APPROVAL**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **CONSENT FOR WITHDRAWAL** PA-7-21 15694 and 15696 Old Scenic Highway  
(Council District 2 - Banks)  
***Related to S-4-21***  
***Withdrawn by the applicant on August 8, 2021***  
[Application](#)

3. **S-4-21 Trivento Subdivision**

Proposed major subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property (Council District 2 - Banks)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***Related to PA-7-21 but does not require council approval***

[Application](#) [Staff Report](#) [Plans](#)

4. **PA-16-21 3535 Mohican Street**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the north side of Mohican Street, south of Prescott Road, west of Lynn Street, on Tract Y of the original Fairacre Farms and Tunica Subdivision. Sections 56 and 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Recommend denial, based on upon the land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area

***Related to Case 60-21***

[Application](#) [Staff Report](#)

5. **Case 60-21 3535 Mohican Street**

To rezone from Single Family Residential (A2) to High Density Multi-Family Residential (A3.3) on property located on the north side of Mohican Street, south of Prescott Road, west of Lynn Street, on Tract Y of the original Fairacre Farms and Tunica Subdivision. Sections 56 and 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the criteria for a change of zoning, though conforms to the Unified Development Code dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with existing character of usage of the neighborhood

***Related to PA-16-21***

[Application](#) [Staff Report](#)

6. **PA-17-21 159 and 169 South Ardenwood Drive**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

***Related to ISPUD-5-21***

[Application](#) [Staff Report](#)

7. **ISPUD-5-21 D'Une Terre**

To rezone from Single Family Residential (A1) to Infill Small Planned Unit Development (ISPUD) for proposed medium density single family residential development on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan Amendment is approved

***Related to PA-17-21***

[Application](#) [Staff Report](#) [Plans](#)

8. **Case 29-21 2024 Thomas Road**  
To rezone from General Residential (A4) to Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Thomas Road, east of Scotland-Zachary Highway, on an undesignated lot of former Lot 14 of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
9. **CONSENT FOR DEFERRAL Case 48-21 1700-1800, 1806 and 1794 Staring Lane**  
To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation. Section 53, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**Related to S-9-21**  
**Deferred to September 20 by the Planning Director**  
[Application](#)
  
10. **CONSENT FOR DEFERRAL S-9-21 Silverside Cove Subdivision**  
Proposed major subdivision with public streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12 - Racca)  
**Related to 48-21**  
**Deferred to September 20 by the Planning Director**  
[Application](#)
  
11. **CONSENT FOR DEFERRAL Case 53-21 2504, 2544 Government Street and 535 Saint Rose Avenue**  
To rezone from Light Commercial (C1) and Single Family Residential (A2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) and Neighborhood Commercial (NC) on property located on the southeast corner of Government Street and Saint Rose Avenue, on portions of Lot 3-A of McGrath Heights. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)  
**Deferred to September 20 by the Planning Director**  
[Application](#)
  
12. **Case 54-21 9405 Greenwell Springs Road**  
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Greenwell Springs Road, east of Joor Road, on Tract Y of the J. Evans Morgan, Jr. Tract. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
13. **Case 55-21 2310 Scenic Highway**  
To rezone from Light Industrial (M1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Scenic Highway, north of Adams Avenue, on portions of Lots 5, 6, 7, 8, 11 and 12 of Suburb Istrouma. Section 39, T7S, R1W GLD, EBRP, LA (Council District 10 - Coleman)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)

14. **Case 56-21 7315 Picardy Avenue**

To rezone from Limited Residential (A3.1) to Heavy Commercial One (HC1) on property located on the southeast corner of Picardy Avenue and O'Donovan Drive, on Lot 1 of Calais Office Park, 3rd Filing, Part 1. Section 41, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

15. **Case 57-21 8751 Siegen Lane**

To rezone from Rural to Heavy Commercial One (HC1) on property located on the east side of Siegen Lane, north of Perkins Road, on Tract B of the Irene Kleinpeter Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

16. **Case 58-21 1747 O'Neal Lane**

To rezone from Rural to Heavy Commercial Two (HC2) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the east side of O'Neal Lane, north of the Interstate 12 Highway, on Lot CB of the Robert B. Aldrich Tract. Section 10, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

17. **Case 59-21 11670 Airline Highway**

To rezone from Rural to Heavy Commercial One (HC1) on property located on the south side of Airline Highway, east of Siegen Lane, on Tract E-1 of the Earl V. Wilkinson Tract. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Adams)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

18. **Case 61-21 18483, 18583, 18615, 18624, 18625, 18731, 18751, 18925, 19019 South Harrell's Ferry Road**

To rezone from Rural and Single Family Residential (A1) to Residential Estate/Agriculture One (RE/A1) on property located on South Harrell's Ferry Road, east of White Shadows Drive, on Lots 15, 17, 18-A, 18-B, 20, N-1-A, N-2-A, and N-3-B-1, called the N.C. Palmer Property and the Original Riverside Lodge; and Lot GD-2 of the Sartwell Property. Sections 45 & 54, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

19. **Case 62-21 9348 Scenic Highway**  
To rezone from Heavy Commercial (C2) and Limited Residential (A3.1) to Heavy Commercial One (HC1) on property located on the east side of Scenic Highway, south of Rosenwald Road, on Lot 94 of Suburb North Baton Rouge. Section 75, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
20. **Case 63-21 8401 Greenwell Springs Road**  
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the north side Greenwell Springs Road, east of Greentree Drive, on Lot A-1 of Sunny Brook Farms Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
21. **CONSENT FOR DEFERRAL TND-1-07 Rouzan, Concept Plan Revision 16**  
Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
***Deferred to September 20 by the Planning Director***  
[Application](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

22. **PUD-2-00 McAlister's Deli and Arby's (Burbank), Burbank University, Final Development Plan**  
Proposed restaurants with drive-through on property located on the south side of Burbank Drive, west of Ben Hur Road, on Tract C-1-A-1-A-3-C-4-A of the Nelson Tract. Section 31, T7S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
23. **TND-1-07 Bank Development, Rouzan, Final Development Plan**  
Proposed bank development and extension of Rouzan Square Avenue on property located south of Perkins Road, east of Rouzan Avenue, on Lot 1-A-1 of the Richland Plantation and Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)

24.

**CUP-4-16    The Brighton School, Revision 2**

Proposed addition of six new buildings, replacement of two existing buildings with one building and increase area of existing conditional use, on property located on the west side of Parkforest Drive, south side of Parkmeadow Avenue, on Lot BS-1 of the Parkview Oaks Subdivision. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements, if approved by the Board of Adjustments

[Application](#) [Staff Report](#) [Plans](#)
25.

**S-10-21    Garden Hill Subdivision**

Proposed major subdivision with public streets on property located on the north side of Tiger Bend Road, west of East Achord Road, on a portion of Tract B-1-A of the Cecil Denham Property. (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
26.

**SP-12-21    Franciscan University Student Center**

Proposed educational institution building, on property located on northwest corner of Picardy Avenue and Brittany Drive, on Lot 22 of Calais Office Park, First Filing and Lot 23 of Calais Office Park, Second Filing, Part One (Council District 12 - Racca)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
27.

**SP-13-21    The Reserve at Howell Place South**

Proposed multi-family residential development on property located on the west side of Plank Road, north of 72nd Avenue, on Tract A-1-A-1-A-4-A of the Howell Community Farms Subdivision (Council District 2 - Banks)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**